



# ACE Engineering

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

March 13, 2009

City of Las Vegas  
Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 89101

**SUBJECT: Holiday Inn Express & Suites  
728 S. Las Vegas Boulevard  
APN Numbers: 130-34-410-139 & 165  
Site Design Review**

Dear Sir/Madam:

On behalf of our clients, Chris and Steve Jhawar, we are submitting a request for the construction of a 4-story, 114 room Holiday Inn Express to be built on their property located at 928 S. Las Vegas Boulevard. This parcel is currently the site of the Gateway Motel, which is owned by our clients.

The proposed product sits at the entry to the new City of Las Vegas Gateway Arts District and will upgrade aesthetics on Las Vegas Boulevard and Charleston while continuing to provide the surrounding neighborhood with a desirable product.

This development will provide a necessary service to the visitor industry in Las Vegas, particularly in light of the establishment of an arts district where artists will live and work, attracting many visitors to this area.

The owners believe that this development will act to benefit the public welfare as well as meeting the goals, objectives and the policies of the City. The hotel will definitely be an improvement to the surrounding area, which is zoned General Commercial (C-2). The current zoning to the North, South, East and West is the same.

We are requesting one waiver to the Downtown Centennial Plan requirements:

- To allow no 10' landscape setback adjacent to 4<sup>th</sup> Street

If you have any questions, please call me at 396-5113.

Sincerely yours,

ACE ENGINEERING

Lee A. Bigelow  
Architectural Project Manager

**SDR-33576**

**REVISED**

**04/09/09 PC**

RECEIVED

MAR 16 2009